

All those certain tracts, pieces or parcels of land situate, lying and being in Creagerstown District No. 4, of Frederick County, State of Maryland, embraced within the following courses and distances, according to the survey and plat prepared by W. Jarboe Grove, dated April 22, 1931;

First: Beginning at the end of the third line of the real estate described in a mortgage from Howard W. Bevard, et. al., to The Federal Land Bank, dated October 14, 1920, and recorded in Liber No. 332, Folio 413, one of the Land Records of Frederick County, Maryland, and running thence with the outlines of said real estate, South $47\frac{1}{2}$ degrees West 30.6 perches to a cherry tree, South 55 degrees West 10.43 perches, South $86\frac{1}{2}$ degrees West 62.65 perches, North 3 degrees East 16.57 perches, North 15 degrees West 21.8 perches, North $37\frac{1}{2}$ degrees West 9.5 perches to a point on the west side of Beaver Creek, thence North 53 degrees East 42.42 perches to a point in the center of the Western Maryland Railroad tracks and the center of Beaver Creek, thence South 27 degrees East 13.5 perches to a point on the south side of the state road leading from Graceham to Rocky Ridge, thence with the southern side of said state road, South $75\frac{1}{2}$ degrees East 13.4 perches, North $82\frac{1}{2}$ degrees East 36.33 perches, North $87\frac{3}{4}$ degrees East 12.1 perches, South $89\frac{1}{4}$ degrees, ^{cut 21.2 to a corner point on the south side of the State Road,} thence with the western edge of the land deeded by Daniel M. Woodward, et. al., to Virginia C. Late, et. al., by deed dated August 10, 1929, and recorded in Liber No. 372, Folio 19, one of the Land Records of Frederick County, Maryland, for the roadway, South $34\frac{3}{4}$ degrees West 32.3 perches to the place of beginning, and being a part of the tract or parcel of land which was conveyed to Daniel M. Woodward and Annie Elizabeth Woodward, his wife, by deed from George W. Cramer and Amanda C. Cramer, his wife,